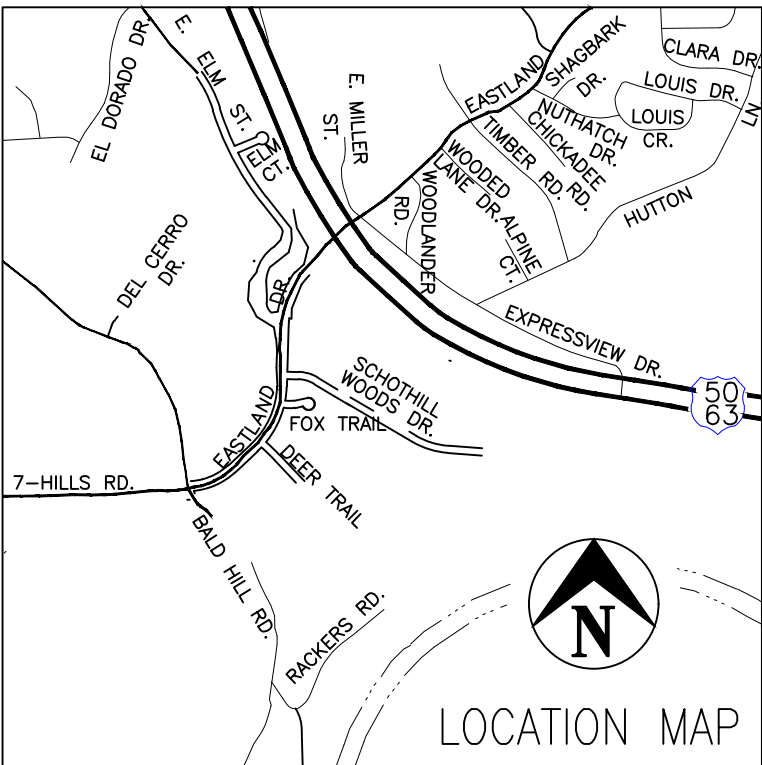


Amended Preliminary PUD Plan

ALTA/ACSM LAND TITLE SURVEY
PART OF LOT 60, SCHOTTHILL WOODS SUBD, SEC. 2
PB-11, P-324
IN SW 1/4 NW 1/4 OF SEC. 21, T44N, R11W
CITY OF JEFFERSON, COLE COUNTY, MISSOURI
0.77 ACRES

BOUNDARY DESCRIPTION - BOOK 409, PAGE 183
PART OF LOT NO. 60 OF SCHOTTHILL WOODS SUBDIVISION, SECTION 2, AS PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 324, COLE COUNTY RECORDER'S OFFICE, IN THE CITY OF JEFFERSON, COLE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT NO. 60; THENCE NORTH 04 DEGREES 07 MINUTES 28 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT NO. 60, 159.31 FEET TO THE SOUTHWESTERLY CORNER OF LOT NO. 59 OF SAID SCHOTTHILL WOODS SUBDIVISION, SECTION 2; THENCE NORTH 85 DEGREES 52 MINUTES 32 SECONDS EAST, 210.46 FEET; THENCE SOUTH 01 DEGREES 23 MINUTES 24 SECONDS EAST, 178.94 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT NO. 60; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT NO. 60, IN A CURVE TO THE LEFT, HAVING A RADIUS OF 322.90 FEET, AN ARC DISTANCE OF 112.57 FEET; THENCE SOUTH 85 DEGREES 52 MINUTES 32 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT NO. 60, 91.61 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION.



SIGNAGE FOR THE PROPERTY SHALL ADHERE TO THE SIGNAGE ALLOWANCES AND REQUIREMENTS OF THE C-1 ZONING DISTRICT WITH THE EXCEPTION THAT ONE PYLON SIGN WITH A MAXIMUM HEIGHT OF 25 FEET SHALL BE PERMITTED IN THE NORTHWEST CORNER OF THE SITE..

PARKING LOT LANDSCAPING SHALL MEET NORMAL ZONING CODE REQUIREMENTS AND WILL BE FINALIZED WITH THE FINAL PUD PLAN.

APPROXIMATE 1,248 SF OF TREES ON THE NORTH PROPERTY IS COVERING THE NORTHERN PARKING LOT OF THE TACO BELL.

LOT INFORMATION

PROPERTY OWNER: McCREA PROPERTY GROUP
ENGINEER: WEIHE ENGINEERS
LOT AREA: 0.77 ACRES
ZONING: PUD
PARCEL ID: 1105210002003016002
EX. IMPERVIOUS AREA: 29,953 SF
NEW IMPERVIOUS AREA: 27,654 SF
NET LOSS: 2,299 SF
PARKING AREA: 24,011 SF
SHADED AREA REQUIRED: 8,230 SF
SHADED TREES N. PROP: 1,248 SF
SHADED AREA PROVIDED: 6,355 SF
SHADED SHORT: 1,875 SF
EXISTING TREES: 5
PROPOSED TREES: 5

PARKING DATA

BUILDING AREA: 2274 SF
PARKING SPACES: 40
PARKING RATIO: 1 PER 100 SF GFA
REQUIRED PARKING: 23

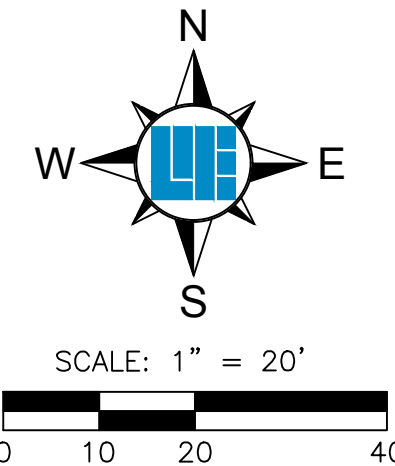
PUD APPROVAL SIGNATURES:

COMMISSION CHAIRMAN _____ DATE _____
DIRECTOR OF PLANNING AND PROTECTIVE SERVICES _____ DATE _____

GENERAL NOTES:

- All work shall comply with the Jefferson City, Missouri Codes and Standards, Technical Specifications, and all other applicable requirements .
- It is the contractor's responsibility to obtain all necessary permits associated with the installation , notify municipal and state agencies and utility companies having jurisdiction, and to coordinate all inspection required.
- Contractor to be responsible for the protection of new and existing structures, vegetation, walkways, or improvements. No trees outside cuts and fills are to be removed without the approval of the Engineer. No fill is to be placed around existing trees. Damages resulting from construction activities are to be repaired by Contractor at no additional cost to Owner. Any damages shall be brought to the immediate attention of the Engineer.
- All written dimensions, coordinates, bearings, and other written data govern. Prior to starting work all data is to be verified by the contractor.
- Consult Engineer regarding proposed changes, relocation, or modifications prior to the start of work.
- Locations of all existing topographical features are based upon a survey by Central Missouri Professional Services.
- All exposed areas of disturbed earth are to be finish graded and sodded/seeded as per the requirements of a local nursery licensed by the State of Missouri.
- Concrete footings for sign shall be a minimum of 5 ft. away from Sanitary Sewer Mains.
- "Permitted Uses: an underlying zoning district of C-1 Neighborhood Commercial is established for the purpose of determining permitted uses with the addition of drive through restaurant as a permitted use."

PLAN CERTIFICATE NOTE:
ORIGINAL ALTA, PLAT, TOPOGRAPHY, UTILITIES, STORM SEWERS AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CENTRAL MISSOURI PROFESSIONAL SERVICES, INC. DATED 08/05/2016



811
Know what's below.
Call before you dig.
Within Missouri Call
811 or 800-344-7483
24 Hours a Day, 7 Days a Week
PER MISSOURI STATE LAW ADVANCE
NOTICE: 2 WORKING DAYS (MISSOURI
REVISED STATUTES, CHAPTER 319,
GENERAL SAFETY REQUIREMENTS -
SECTIONS 319.010 THROUGH 319.050
SHALL BE KNOWN AS THE
"UNDERGROUND FACILITY SAFETY AND
DAMAGE PREVENTION ACT")

PREPARED FOR:
TACO BELL REBUILD
2005 SCHOTTHILL WOODS DR., JEFFERSON CITY, MO.
SHEET NO.
PUD
PROJECT NO.
W16.0366



| REVISIONS AND ISSUES | DATE | BY | PROJECT NO. |
|----------------------|------|----|-------------|
| W16.0366 | | | |
| DWG NAME: | | | |
| DESIGNED BY: | | | |
| DRAWN BY: | | | |
| CHECKED BY: | | | |
| DATE: | | | |

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER